



ZONING ANALYSIS TABLE		
ZONING DISTRICT	PUD - PLANNED UNIT DEVELOPMENT	
ZONING CRITERIA	REQUIRED	PROVIDED
MIN LOT AREA	200,000 SF	769,359 SF
MIN FRONT YARD	25'	20.0'
MIN SIDE YARD	25'	30.0'
MIN REAR YARD	25'	20.8' GARAGE / 18.5' UPPER FLOORS
MAX BLDG HEIGHT	85', 5 STORIES	4 STORIES + GARAGE
MAX FAR	0.80	0.22 / 0.67***
LANDSCAPED OPEN SPACE	10%	>10%
USABLE OPEN SPACE	10%	±4%

\*YARD SETBACKS IN PUD ARE EQUAL TO 1/4 OF THE HEIGHT OF THE AVERAGE OF THE PRINCIPAL BUILDINGS ALONG THE LOT LINE, NO LESS THAN 25'  
\*\*AREAS BASED ON LIMITS OF PROJECT DISTURBANCE  
\*\*\*FAR OF 0.22 BASED ON FULL ±17.7 ACRE PARCEL. FAR OF 0.67 BASED ON ±5.8 ACRE PARCEL SHOWN ON PROPOSED CONSERVATION RESTRICTION PLAN.



PROFESSIONAL ENGINEER

THORNDIKE PLACE

DOROTHY ROAD  
IN  
ARLINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

LAYOUT & MATERIALS  
PLAN

MARCH 13, 2020

REVISIONS:		
NO.	DATE	DESC.
1	9/18/20	NEW BUILDING FOOTPRINT
2	10/22/20	WETLAND DELINEATION
3	11/03/20	REVISED BUILDING
4	3/11/21	LAYOUT REVISIONS
5	5/10/21	NEW BUILDING FOOTPRINT
6	6/3/21	NEW BUILDING GRADING
7	8/2/21	REVS PER TOWN COMMENT

PREPARED FOR:  
ARLINGTON LAND REALTY, LLC  
84 SHERMAN STREET, 2ND FLOOR  
CAMBRIDGE, MA 02140

**BSC GROUP**  
803 Summer Street  
Boston, Massachusetts  
02127  
617 896 4300

© 2020 BSC Group, Inc.  
SCALE: 1" = 30'  
FILE: \Civil\Drawings\2340700-LM  
DWG.:  
JOB. NO: 23407.00 SHEET C-103

ISSUED FOR PERMITTING  
NOT FOR CONSTRUCTION